

From: penpubinc.activehosted.com@lexml2.com on behalf of [Builder Bytes News](#)
To: [Kent Smith](#)
Subject: U.S. Home-Builder Confidence Hits Highest Level in Nearly a Decade
Date: Saturday, July 18, 2015 6:27:59 AM

To make certain you continue to receive our e-mail in your inbox and not in your spam or junk folders, please remember to add info@ppi-news.com to your address book or secure sender list.

[VIEW ONLINE](#)



TOP STORY

Vol.7 No. 83
July 17, 2015

[U.S. Home-Builder Confidence Hits Highest Level in Nearly a Decade](#)



A gauge of home-builder sentiment hit its highest level since November 2005, reflecting confidence in a steadily improving U.S. housing market. An index of builder confidence in the market for new single-family homes stood at a seasonally adjusted level of 60 in July, the National Association of Home Builders said Thursday.

MARKET DATA

[California home sales hit highest level in two years](#)

Home sellers and their real estate agents had a bountiful June, with sales hitting a two-year high and prices increasing to levels not seen since before the Great Recession, according to figures compiled by the California Association of Realtors. Home sales in the state have risen year over year for five straight months.

[This Is the Best State for First-Time Homebuyers](#)



When it comes to the nation's hottest real estate markets, West Virginia usually doesn't come to mind. But for first-time home buyers it beats out bigger markets like California and Florida, at least according to banking Web site GoBankingRates.com—and it's not just because of the majesty of its rolling mountains.

[Houston's market heats up, but future looks shaky](#)

Houston-area buyers closed on more single-family homes in June than in any month on record, reversing a two-month sales slide and proving the market's resilience despite volatile oil prices and cuts in the city's energy industry.

METROINTELLIGENCE ECONOMIC UPDATE

By Patrick S. Duffy

[Builder confidence rises in July to highest level since November 2005](#)

Builder confidence in the market for newly built, single-family homes in July hit a level of 60 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI). The last time the HMI reached this level was in November 2005.

[Philadelphia Fed's Business Outlook Survey rose modestly in July](#)

Manufacturing activity in the Philadelphia region increased modestly in July. Indicators for general activity, new orders, and shipments remained positive, although they declined from their readings in June.

[Empire State Manufacturing Survey increased slightly in July](#)

The July 2015 Empire State Manufacturing Survey indicates that business conditions improved slightly for New York manufacturers. The headline general business conditions index climbed six points to 3.9.

[Initial unemployment claims fall by 15,000 in latest report](#)

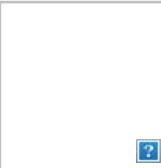
In the week ending July 11, initial unemployment claims were 281,000, a decrease of 15,000 from the previous week's revised level. The 4-week moving average was 282,500, an increase of 3,250 from the previous week's revised average.

[Mortgage applications dip 1.9 percent in latest survey](#)

The Market Composite Index decreased 1.9 percent on a seasonally adjusted basis from one week earlier. Comparing volume over the past two weeks, seasonally adjusted purchase applications decreased by 1.4 percent while the



refinance index has increased 6.5 percent. Rates remained unchanged.



The MetroIntelligence Economic Update is provided to BuilderBytes by [MetroIntelligence Real Estate & Economic Advisors](#).

ECONOMY

[U.S. jobless claims, housing data point to firming economy](#)

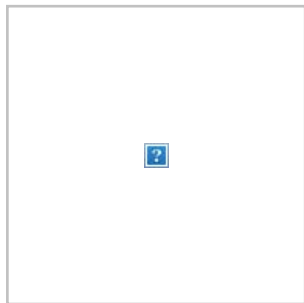


The number of Americans filing new applications for unemployment benefits fell more than expected last week and confidence among homebuilders held at a more than 9-1/2-year high in July, indicating underlying momentum in the economy. The solid labor market and firming housing sector, underscored by Thursday's reports, suggest the economy likely is strong enough to support an interest rate hike this year.

[300+ jobs expected with new \\$30 million development](#)

Richard Blackwell, executive director of Oconee Economic Alliance, told WYFF News 4 that the development will be located at Highways 76 (Tiger Boulevard) & 93 (Pendleton Road), close to Clemson University's campus. In December 2013, NewSpring church bought the 62 acres of land for \$5 million, according to Blackwell.

Download the Builder and Developer 2015 Sourcebook



[Builder and Developer 2015 Sourcebook](#)

Builder and Developer magazine's annual Sourcebook edition is now available online: Featuring 10 of the nation's top builders, 1,000 active American homebuilders, Editor's Choice of the best homebuilding products along with thousands of products and service providers in the homebuilding industry. <http://www.bdmag.com>

FINANCE

[Money Talk: Strategies for Creating Value and Driving Sales](#)

Every day on my commute, I have a choice to either stay right (and suffer a slow, stressful drive), or go left and speed past the crowd. When I choose this route, I pay a price—a toll. But for me it is an easy choice.

[Mortgage rates bounce a little higher following Greek debt deal](#)



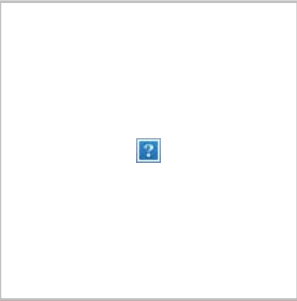
U.S. Treasury bond yields reversed course after falling last week, thanks to better news coming out of Greece. Mortgage rates moved slightly higher this week after signs pointed to a much-anticipated debt relief deal for Greece.

[Average US rate on 30-year mortgage rises to 4.09 percent](#)

Average long-term U.S. mortgage rates rose this week, reaching highs for the year as investor anxiety over economic turbulence abroad moderated. Mortgage giant Freddie Mac said Thursday the average rate on a 30-year fixed-rate mortgage increased to 4.09 percent from 4.04 percent a week earlier.

Decks Unlimited

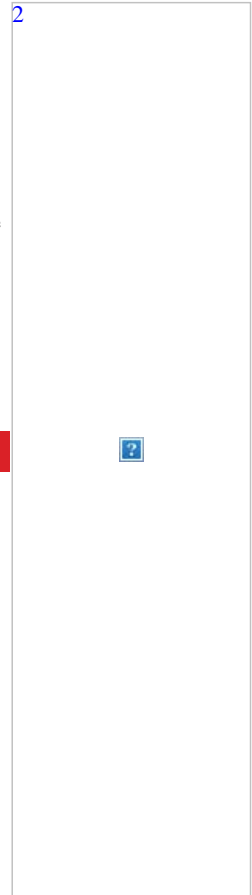
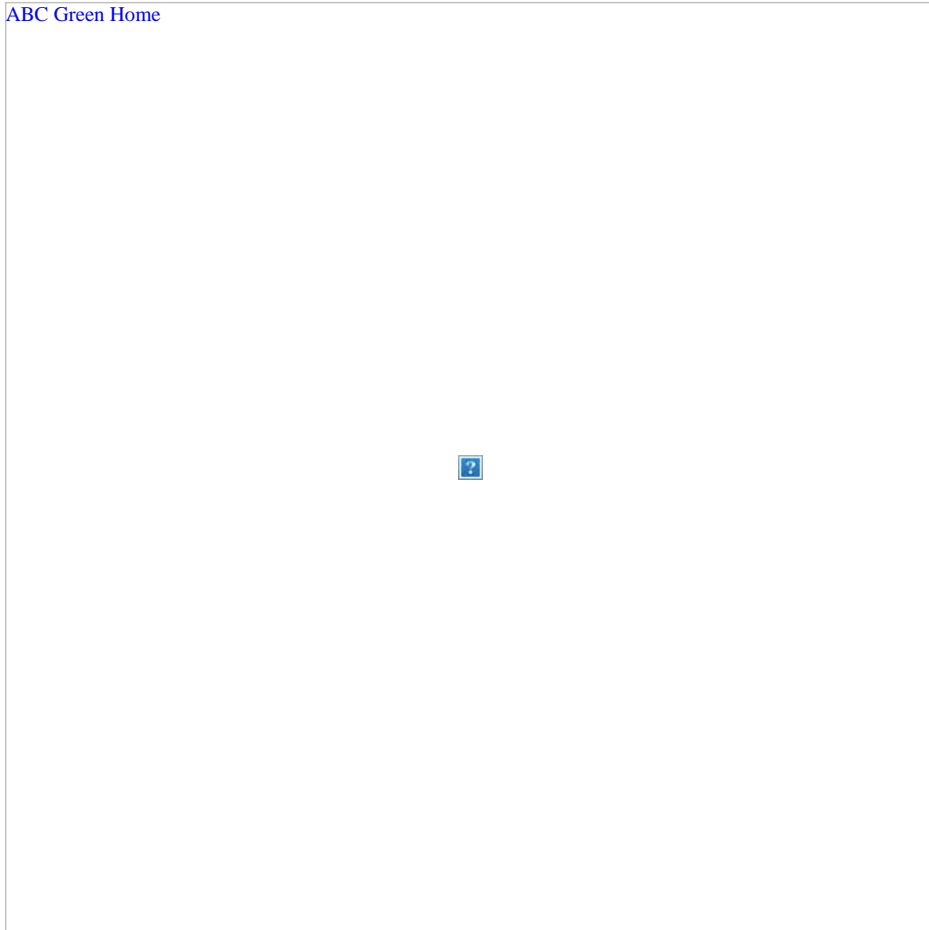
[Decks Unlimited](#)



Patented Deck2wall Spacers prevent rot at deck ledgers and other exterior connections. Never stack washers again! Deck2wall Spacers are easier to use, non-corrosive and provide a stronger connection that is less vulnerable to water intrusion. Tested at an IAS accredited lab. Report and tables available on website www.deck2wallspacer.com

GREEN BUILDING

[ABC Green Home](#)



[Archives](#)



[A Cleaner, Greener Approach to Outdoor Living Spaces](#)

When it comes to healthy green building, indoor-outdoor living spaces present us with some of our toughest building material challenges—how do we provide the tough durable protection we need from sun and weather, and combine it with the aesthetic look we want, non-toxic finishes and quality performance?

[Code to joy: Energy expert touts benefits of building green](#)

Builders who construct homes that comply with the 2012 or 2015 International Energy Conservation Codes can boost the efficiency of those structures by 38%. Commercial contractors can boost the energy efficiency of their new buildings by 29%.

[State officials mow down landscaping options for new buildings](#)

[Subscribe](#)





California extended its drought-inspired purge of idyllic emerald lawns from new developments, with state officials voting Wednesday to adopt more stringent water limits on landscapes for new homes and businesses. The new rules approved by the California Water Commission would essentially eliminate grass from new office and commercial buildings and reduce turf at new homes from a third of landscaped area to a quarter.



[***Energy Efficiency a Priority for Evergreene Homes at Preston Lake***](#)

It is quite easy for a builder to claim it builds an energy efficient home, but much more difficult for most builders to substantiate that claim with hard data. What separates Evergreene Homes at Preston Lake from the competition is that they can clearly demonstrate, by third party verification, that each and every one of the homes at Preston Lake is truly an energy efficient home.

[***Nation's First #CNGatHome Community Opens in Arizona at Queen Creek Station by Fulton Homes***](#)

Energy efficient home options in Arizona have taken the next step as Fulton Homes, the state's largest family-owned homebuilder, offers in-home compressed natural gas (CNG) filling stations at its newest community, Queen Creek Station. In a partnership with Southwest Gas and AutoNation Honda in Chandler, the community is the nation's first to offer the upgrade option that allows homeowners to refuel CNG vehicles in their own garages.



[Contact](#)

LAND PLANNING/DEVELOPMENT

[***Outdoor Living Trends Influence New Home Construction***](#)

Outdoor living has become more than a trend, it has become an essential feature of any new home. It used to serve a specific function in areas with warm and humid climates in the days before air conditioning, but today, outdoor living spaces take on many roles.

[***Morro Bay City Council OKs residential design guidelines***](#)

Morro Bay's City Council has approved interim residential design guidelines that aim to prevent construction of monstrous homes near neighboring, modest dwellings. The new one-year policy — approved Tuesday in a 4-0 vote, with Councilman Matt Makowetski absent — intends to provide more clarity on what types of new developments and home expansions are appropriate.

[***Biloxi looking at more development, better appearance and help from D.C.***](#)



The city's first extended stay hotel and more downtown apartments are part of the plans for City Place that developers presented to the Development Review Committee Wednesday. Biloxi Mayor Andrew "FoFo" Gilich is in Washington, D.C., this week with city officials and Gulfport Mayor Billy Hewes to meet with Coast legislators and discuss a new entrance to Keesler Air Force Base, ultra-fast Internet connection and flood insurance rates.



[Read the Digital Edition](#)

AFFORDABLE HOUSING

[***Scarborough affordable housing project moves forward***](#)



A proposal to build a 50-unit affordable housing complex at the historic Southgate House on Route 1 near Dunstan Corner won preliminary approval from the Town Council on Wednesday. Avesta Housing, a Portland-based nonprofit developer, plans to renovate the interior of 577 U.S. Route 1, a striking brick mansion at that's wrapped in a sprawling white veranda.

[***San Antonio affordable housing initiative benefits from FHLB funding***](#)

The Federal Home Loan Bank of Dallas' Affordable Housing Program has doled out \$11 million toward San Antonio area housing initiatives throughout the program's 25-year history. Such projects include the Palo Alto Community, the George Gervin Youth Center and 50 other locations.

[***West Michigan housing projects secure Low-Income Housing Tax Credits***](#)

West Michigan recently racked up almost \$3.9 million in tax credits to build or upgrade affordable housing options in the region. According to a statement released by the Michigan State Housing Development Authority, the cities of Muskegon Heights, Portland and Grand Rapids have all been awarded federal Low Income Housing Tax Credits (LIHTC) for a variety of projects.

Jersey City Council approves 30-year tax abatement for affordable housing complex

The Jersey City Council unanimously approved (9-0) a 30-year tax abatement for an affordable housing project that would span through portions of Ocean Avenue and Dwight Street, though not every resident was thrilled with the idea. Yvonne Balcer, a city activist who routinely speaks out against long-term tax abatements, did not make an exception this time around.

The Outdoor GreatRoom Company

Boardwalk Fire Pit Table by the Outdoor GreatRoom Company



The marbleized white onyx super cast top coordinated with an easy to care composite deck brings that warm coastal look to your outdoor room. The Boardwalk brings versatility as both a table and fire pit. The gas Crystal Fire burner is made of stainless steel and UL listed for safety.

www.outdoorrooms.com

50+ HOUSING

Senior community introduces memory care village



A grand opening ribbon cutting ceremony is planned for tonight for the new Morgan Hill Memory Care Village at Abington Manor at Morgan Hill, Williams Township. The memory care unit, designed to offer housing and support services to those with dementia and Alzheimer's, is in a new, second building on the campus.

Sun Homes introduces modified plan for Kensett II

Nearly three months after being denied approval for the site plan of Kensett phase II, developer Sun Holmes returned to the Planning & Zoning Commission to begin an informal discussion on the future of the housing community. Located along Kensett Lane and Wakemore Street, the facility was designed as an adult living facility, but has received criticism from neighbors and residents due to the number of family households in the area.

Senior housing proposal tabled in Monroeville

The Monroeville planning commission voted Wednesday to table a request to rezone residential land on Northern Pike to pave the way for a senior citizen housing complex. The developer, Lancaster Land, a subsidiary of Buffalo-based Clover Group, hopes to build a four-story, 120-unit senior housing complex on the 10-acre lot.

City gets OK to change senior housing formula

The Boston Housing Authority (BHA) has won federal approval to change the way it distributes housing units to senior citizens and disabled adults in the 36 elder-disabled apartment buildings owned by the city. The approval came from the US Department of Housing and Urban Development (HUD), which must review each city's "Designated Housing Plans." Currently, the BHA is mandated to keep a ratio of 70 percent elderly to 30 percent non-elderly disabled in their developments.



[Builderbytes](#) - Copyright 2015 Peninsula Publishing Inc - All rights reserved.
T. 949.631.0308 F. 949.631.2475

Peninsula Publishing | 1602 Monrovia Ave. | Newport Beach, CA 92663

You are a complimentary subscriber to Builder Bytes Newsletter as a professional from the home building industry.
To unsubscribe please click the "Unsubscribe" Link below

Sent to: kent@fashiondistrict.org

[Unsubscribe](#)

PPI News Media, 1602 Monrovia Ave., Newport Beach, CA 92663, USA